

## City of Danbury Assessor's Office

### Industrial Property Income and Expense Survey for Calendar Year 2005

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name (if applicable): \_\_\_\_\_

Property Address: \_\_\_\_\_

Form Preparer/Position: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

#### **General Data**

Which of the following best describes your property? (Check one.)

- ☐ Single-tenant investment
- ☐ Owner-user
- ☐ Owner-user and tenant(s)
- ☐ Multi-tenant investment
- ☐ Other (describe)

Which of the following reflects the primary use of your property? (Check one.)

- ☐ Warehouse/Distribution
- ☐ Manufacturing
- ☐ Hi-tech/Research/Development
- ☐ Multi-bay, mixed-use
- ☐ Other (describe)

Number of buildings

- ☐ One      ☐ Two      ☐ Three      ☐ More than three

Gross Building Area (GBA): \_\_\_\_\_ square feet

Total Office Area: \_\_\_\_\_ square feet

Total Rentable Area<sup>1</sup>: \_\_\_\_\_ square feet

Parking Available: \_\_\_\_\_ (# of places)

Typical Lease Structure (Please include a copy of a typical lease)

- ☐ Gross<sup>2</sup>      ☐ Net<sup>3</sup>      ☐ Absolute Net<sup>4</sup>

#### **Potential Annual Gross Income**

Gross Rental Income \_\_\_\_\_ square feet      \$ \_\_\_\_\_ / sq. ft. = \$ \_\_\_\_\_

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1 Total area included in tenant lease(s).

2 Owner pays all expenses.

3 Owner pays only a few expenses; tenant(s) pays some expenses directly, such as utilities or interior maintenance.

4 Tenant pays for all expenses, including real-estate taxes and insurance.

(Industrial Property Cont'd)

Total Potential Gross Income \$ \_\_\_\_\_

**Vacancy** (annualized): \_\_\_\_\_%

## Annual Operating Expenses

Real Estate Taxes \$ \_\_\_\_\_

Personal Property Taxes \$ \_\_\_\_\_

Insurance \$ \_\_\_\_\_

Administrative/Legal/Accounting \$ \_\_\_\_\_

Repairs and Maintenance \$ \_\_\_\_\_

Trash/Snow Removal \$ \_\_\_\_\_

Management Fee \$ \_\_\_\_\_

Utilities \$ \_\_\_\_\_

Total Operating Expenses \$ \_\_\_\_\_

Yes      No



Do any of the figures include capital expenditures or extraordinary costs which vary from typical operating expenses? If yes, please explain on a separate page.

Please attach comments or other information on a separate page.

\_\_\_\_\_/\_\_\_\_\_  
Signature/Position Date